



**4 Sunnyfield Road, Prestwich, Manchester, M25 2RD**

**Price: £399,950**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Large three bedroom semi-detached house
- Large extension and conservatory to the rear
- Converted garage for living space
- Loft room
- Large mature garden
- Fitted kitchen, separate utility room and ground floor W.C
- Driveway for two cars
- **SOLD WITH NO ONWARD CHAIN**

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# 4 Sunnyfield Road, Prestwich, Manchester

## GROUND FLOOR

### ENTRANCE HALL

17' 11" x 5' 8" (5.46m x 1.73m)

Entering from the vestibule and through a composite 5 lever door, you access the hallway to this extended three bedroom house with wooden laminate floor, telephone and broadband point, coving to the ceiling

### LIVING ROOM

17' 8" x 11' 0" (5.38m x 3.35m)

Large open plan living room through to a large dining room. The living room has fitted carpet to the floor, T.V point, marble fireplace surround (no fire) and wooden plinth, coving to the ceiling.

### DINING ROOM

15' 5" x 11' 9" (4.7m x 3.58m)

Fitted carpet, door to the entrance hallway, UPVC double glazed windows, coving to the ceiling

### CONSERVATORY

14' 9" x 17' 1" (4.5m x 5.21m)

A large rear extended conservatory covering the rear elevation of the property to ground floor level. Tiled floor, double hot water radiator, T.V point, UPVC double glazed windows throughout, UPVC French doors into living room and also, an additional doors leading to the large rear garden. Plastic clad ceiling

### KITCHEN

13' 2" x 6' 6" (4.01m x 1.98m)

Tiled floor, fitted base and wall kitchen units with black sparkle effect laminate worktop, fitted electric fan assisted oven, fitted ceramic hob, laminate splashback and stainless steel extractor above, integrated fridge, composite bowl 1.5 sink with draining board, UPVC double glazed window looking through to the Conservatory.

### UTILITY ROOM

7' 11" x 7' 3" (2.41m x 2.21m)

Utility room with plumbing for dishwasher, washing machine and stainless steel sink with fitted base unit, tiled splashbacks, W.C and stable door to the rear of the house.

### OFFICE SPACE

11' 6" x 6' 9" (3.51m x 2.06m)

This room was originally the integral garage and this has now been converted into suitable space to be used for a home office - the current owner use this as additional wardrobe space. The room has wooden laminate flooring, T.V point, timber double glazed velux roof window and UPVC double glazed window to the front.

### BEDROOM (FRONT)

10' 9" x 10' 9" (3.28m x 3.28m)

To the front double bedroom, there is fitted carpet, fitted bedroom furniture including wardrobes with matching drawers, matching dressing table and side drawers, there is a T.V point, UPVC double glazed windows to the front and coving to the ceiling.



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## BEDROOM (REAR)

9' 10" x 10' 10" (3m x 3.3m)

The double bedroom to the rear of the house has fitted carpet, a range of fitted wardrobes, with overhead bed storage, dressing table, T.V point. UPVC double glazed windows to the rear with views of the large garden.

## BATHROOM

5' 3" x 6' 5" (1.6m x 1.96m)

Single curved Jacuzzi bath with overhead electric shower, wash hand pedestal, tiled surround, heated towel radiator, fitted storage cupboard, obscure UPVC double glazed window.

## WC

2' 4" x 3' 9" (0.71m x 1.14m)

WC part tiled surround, obscure UPVC double glazed window

## BEDROOM

8' 0" x 6' 5" (2.44m x 1.96m)

Single bedroom to the front of the house, with fitted carpet and UPVC double glazed window to the front

## LOFT ROOM

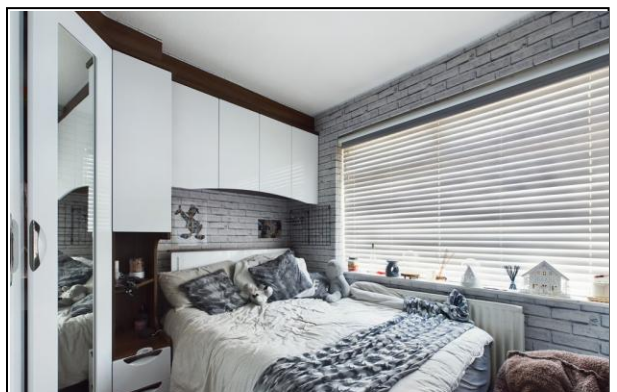
13' 10" x 12' 1" (4.22m x 3.68m)

A loft room being used as a Bedroom by the current owners is a superb size with limited restricted head space. Fitted carpet and a matching range of base units with storage, timber velux double glazed roof window allowing views of Heaton Park Reservoir.

## EXTERNAL

To the front of the house is a block paved driveway with sufficient space for two cars, part enclosed to the side by composite fencing on concrete posts and to the front enclosed by a dwarf brick wall.

To the rear is a large mature lawned garden with mature hedges and plants, enclosed to one side with composite fencing on concrete posts and to the opposite side a small wooden picket fence. To the very back of the garden is a separate area where there is a shed allowing for storage of garden maintenance equipment.



**GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR**

**APPROXIMATE AGE OF THE PROPERTY**

1960's

**TENURE**

The property is **Freehold**

**COUNCIL TAX**

Band "C"

We are advised that the local Council Tax Amount for a band "C" Property in Bury is approximately £2,034.48 per annum

**PLEASE NOTE**

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**24/06/2024**

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